

Mr Livio Venturi  
Contemporary Design Solutions  
46 Great Marlborough Street  
London  
W1F 7JW

Application Ref: **2015/6882/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

18 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 A Belmont Street**  
**London**  
**NW1 8HH**

Proposal:  
Retention of Increase in height of ground floor entrance gates and railings from 1.5 metres, as approved under planning permission 2015/0361/P (Provision of front gates, increase in front light well balustrade height, change to balustrade at upper levels) on 30/04/2015, to 1.8 metres.

Drawing Nos: 151210-A(SO)001, 151210-A(SO)10, 151210-A(SO)40, 151210-B\_A(SO)400, 151210-B\_A(SO)500, 151210-A(GA)40, 151210-B\_A(GA)400, 141020-B\_A(GA)500 and Covering Letter dated 08/12/15.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: [151210-A(GA)40, 151210-A(SO)10, 151210-B\_A(GA)400, 141020-B\_A(GA)500 and Covering Letter dated 08/12/15].



Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission:

The application seeks to increase the height of the railings and gates to the front of 10A Belmont Street from 1.5 metres, as approved under planning permission 2015/0361/P (Provision of front gates, increase in front light well balustrade height, change to balustrade at upper levels) on 30/04/2015, to 1.8 metres. The development has already been undertaken and the application is retrospective.

There is no clear uniformity in the boundary treatment present on Belmont Street albeit boundary heights are predominantly low level with the highest being approximately 1.9 metres in height at No.8 Belmont Street. The 1.8 metre high metal railings and gates erected enclose the existing lightwell and front boundary of the site facing Belmont Street. The design of the railings and gates reference both the already approved design, in terms of choice of materials and colour, and the industrial character of the building. The increase in height of the approved boundary by 0.3 metres sits comfortably with both the host building and surrounding buildings and has no adverse impact on either this Non-Designated Heritage Asset (local List) or the character and appearance of the surrounding area.

Given the siting and design of the railings and gates and their distance from the nearest neighbouring residential properties in Belmont Street, Ferdinand Street and Chalk Farm Road, the proposal would have no adverse impact on the amenities of adjoining occupiers in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

Neighbouring properties have been consulted on the application. No objections have been received. The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy; policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; Camden Planning Guidance CPG1; policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 131 of the National Planning Policy Framework.

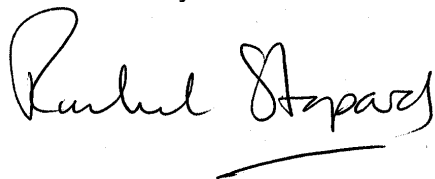
2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment